

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM

Property ID: R25052

19 / 20

Property Information

property address: 600 ESTHER
legal description: CULPEPPER MANOR #1, BLOCK 1, LOT 9
owner name/address: MCCONNELL, MICHAEL B & JANICE
600 ESTHER BLVD
BRYAN, TX 77802-1813
full business name: _____
land use category: SF - R type of business: NA
current zoning: PD-7 occupancy status: occupied
lot area (square feet): 12593 frontage along Texas Avenue (feet): _____
lot depth (feet): 150 sq. footage of building: 2352
property conforms to: ☐ min. lot area standards ☐ min. lot depth standards ☐ min. lot width standards

56 ft.

Improvements

of buildings: 1 building height (feet): 10 # of stories: 1
type of buildings (specify): Brick
building/site condition: 5

buildings conform to minimum building setbacks: ☒ yes ☐ no (if no, specify) _____

approximate construction date: 1957 accessible to the public: ☐ yes ☒ no
possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☐ yes ☒ no
other improvements: ☒ yes ☐ no (specify) Chain Link Fence
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☐ yes ☒ no ☐ dilapidated ☐ abandoned ☐ in-use
of signs: _____ type/material of sign: _____
overall condition (specify): _____
removal of any dilapidated signs suggested? ☐ yes ☐ no (specify) _____

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☐ yes ☒ no # of available off-street spaces: 2
lot type: ☐ asphalt ☒ concrete ☐ other _____
space sizes: _____ sufficient off-street parking for existing land use: ☒ yes ☐ no
overall condition: 1 Lane Drive
end islands or bay dividers: ☐ yes ☒ no landscaped islands: ☐ yes ☒ no

Curb Cuts on Texas Avenue

how many: _____ curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no

if yes, which ones: _____

meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

Landscaping

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no

comments: trees and shrubs

Outside Storage

☐ yes ☒ no (specify) _____
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☒ no are dumpsters enclosed: ☐ yes ☒ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☒ yes ☐ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☐ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☐ no

Other Comments:
